

Minutes of the PLANNING COMMITTEE meeting held on Monday 5<sup>th</sup> September 2022 at 7:00pm at Town Council Chambers, available to view on YouTube:

<https://youtu.be/rw7bJHTQWIk>

**Present:**

**Committee Members**

Cllr Ancrum	<b>Present</b>	Cllr Hogarth	<b>Present, left at 8pm</b>
Cllr Bonin	<b>Apologies</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Present</b>	Cllr Morris Brown	<b>Apologies</b>
Cllr Camp – <b>Vice Chairman</b>	<b>Present</b>	Cllr Mrs Parry – Mayor	<b>Present</b>
Cllr Dr Canet	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Piper	<b>Apologies</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present</b>

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 Richard Barwick, West Kent Housing Association  
 2 Members of the Public

**Prior to the commencement of the Planning Committee, there was a presentation from Richard Barwick, on behalf of West Kent Housing Association (WKHA). This was regarding WKHA’s proposals for the Office Block at Argyle Road and 97-101 London Road to be converted from office buildings into housing. This ran for 20 minutes and was followed by a 10 minute Q&A session.**

PUBLIC QUESTION TIME

None.

276 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

277 DECLARATIONS OF INTEREST

Cllr Granville-Baxter declared that she had a non-pecuniary interest in [Plan no. 1] 22/01830/HOUSE – 20 The Drive. She took part in discussions but did not vote on the recommendation.

278 DECLARATIONS OF LOBBYING

a) Representation was received from Sevenoaks Society and circulated to Councillors, objecting to the following application:

- **22/01830/HOUSE – 20 The Drive**

b) Cllr Raikes, Cllr Granville-Baxter and Cllr Bonin declared that they had been lobbied on the following application:

- **22/01830/HOUSE – 20 The Drive**

c) Cllr Parry declared that he had been lobbied on the following Agenda item:

- **[Agenda Item 11] 22/00683/FUL – Berkeley House, 7 Oakhill Road**

279 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 22<sup>nd</sup> August 2022.

**It was RESOLVED** that the minutes be approved.

280 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19<sup>th</sup> January 2022, to be live streamed on Youtube.

b) It was noted that all arrangements were subject to review.

281 NEIGHBOURHOOD DEVELOPMENT PLAN

a) Councillors noted that the Local Planning Authority, Sevenoaks District Council had appointed IPE to undertake the Examination of the Sevenoaks Town Neighbourhood Plan, with their work on this due to commence at the closure of the public consultation on 22<sup>nd</sup> September.

282 SPEED SURVEY RESULTS FOR SEAL HOLLOW ROAD

a) Councillors received and noted data collected from a Speed Survey along Seal Hollow Road, obtained during the week of 6<sup>th</sup> June 2022 – 12<sup>th</sup> June 2022.

b) It was noted the site is not viable for a Vehicle Activated Sign (VAS), as the average speed recorded in both directions was 30.30mph, and 85% of the cars were travelling at 34.65mph – just under the enforceable limit.

c) It was also noted that Seal Hollow Road is included in Kent County Council's proposed 20mph zone, which is expected to be put to public consultation this year, as well as part of Sustrans' Local Walking and Cycling Infrastructure Plan.

d) It was therefore **RESOLVED** to note the Speed Survey results for the time-being, and to revisit the issue – both at Planning Committee and with Kent County Council – in one years time to review whether alternative traffic mitigation methods be pursued by the

Town Council. This intention to be forwarded to Kent County Council, with a request for future discussions on the above topic.

283 APPEALS

Councillors received and noted the submission of the following appeal:

- **APP/G2245/D/22/3303821: 22/00201/HOUSE – 26 Bradbourne Road**

284 APPEALS

Councillors noted that the following appeal had been dismissed by the Planning Inspectorate on 25<sup>th</sup> August 2022.

- **APP/G2245/W/22/3292870: 21/01058/FUL – Lyndhurst Cottage, Hollybush Lane**

285 APPEALS

Councillors noted that the following appeal had been dismissed on 26<sup>th</sup> August 2022.

- **APP/G2245/Z/21/3284389: 21/02542/ADV – 46 London Road**

286 DEVELOPMENT CONTROL COMMITTEE

a) Councillors noted that the below application is due to be discussed by the Development Control Committee on 8<sup>th</sup> September 2022 at 7pm.

- **22/00683/FUL – Berkeley House, 7 Oakhill Road**

b) It was **RESOLVED** that Cllr Parry be registered to speak on behalf of Sevenoaks Town Council.

287 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was Granted by the Development Control Committee on 18<sup>th</sup> August 2022.

- **22/00818/ADV – 26-28 Pembroke Road**

288 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the below application was Granted by the Development Control Committee on 18<sup>th</sup> August 2022.

- **22/01088/MMA – 40 High Street**

289 TEMPORARY ROAD CLOSURE ON A225 HIGH STREET, SEVENOAKS

Councillors noted that the road outside 104-106 High Street will be closed from 8pm on 23<sup>rd</sup> September, with an estimated completion of works by 25<sup>th</sup> September 2022.

290 KENT COUNTY COUNCIL PLANNING APPLICATION CONSULTATION

a) The Committee noted that Kent County Council had launched a consultation seeking views on the below application.

- **KCC/SE/0151/2022 – Greatness Quarry, Bat and Ball Road**

b) It was noted that the deadline for comment is 20<sup>th</sup> September 2022, and that further information is available on the KCC website:

<https://www.kentplanningapplications.co.uk/Planning/Display/KCC/SE/0151/2022>

291 PLANNING APPLICATIONS

(a) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement.

[Plan no. 1] 22/01830/HOUSE – 20 The Drive (For)

(b) The Committee considered planning applications received during the two weeks ending 29<sup>th</sup> August 2022. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council and Kent County Council.

292 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 8:17pm.

Signed .....

Chairman

Dated .....

# Planning Applications Considered

Applications considered on 5-9-22

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01830/HOUSE	Samantha Simmons 13/09/202	Cllr Bonin	HCUK Group Ltd 01548 8
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Rev'd L and Dr C Kevis			20 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/22

## 22/01830/HOUSE - Amended plan

**Erection of new part two, part single storey side annexe to create new living accommodation ancillary to the residential use of the host property.**

**A summary of the main changes are set out below:  
Plans to show amended roof design to proposed development.**

### *Comment*

**Proposed from the Chair with Cllr Bonin's apologies:  
Sevenoaks Town Council recommended approval, subject to the Planning Officer and the Conservation Officer being satisfied that the size, bulk, design and materials do not harm the significance of both the locally listed building and the Vine Conservation Area.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/01876/FUL	Charlotte Brooks-Lawrie 07/09/	Cllr Dr Canet	Lioncrest Designs Ltd 016
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Leahy		Capital House	Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/08/22

**Three residential units with associated parking and landscaping. Modifications to façade.**

### *Comment*

**Sevenoaks Town Council recommended refusal, on the grounds of overdevelopment on a very small and already cramped site.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02064/HOUSE	Samantha Simmons 13/09/202	Cllr Parry	DHA Planning 01622 776
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Lawrence			66 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/22

## 22/02064/HOUSE - Amended plan

**Erection of a part-single storey and part-two storey side and rear extension. Two storey front extension. A roof extension and loft conversion with the addition of new dormer windows to the front and rear and reconfiguration of car parking and driveway.**

**A summary of the main changes are set out below:**

**The proposal has been amended to reflect the two storey front extension also proposed. A further plan has been provided demonstrating the new retaining wall which is to replace the front hedge.**

### *Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 5-9-22

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02128/ADV	Christopher Park 14/09/2022	Cllr Morris Brown	A2d Architecture 07921 3
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Maddison		The Sevenoaks Vine Club All	Hollybush Recreation Ground	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/22

**Erection of a non illuminated CCTV sign on switch box.**

*Comment*

**Proposed from the Chair with Cllr Morris Brown's apologies:**

**Sevenoaks Town Council recommended approval, subject to use of the camera being restricted to training and matches only.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02145/FUL	Louise Cane 09/09/2022	Cllr Clayton	Martin Bush 01732 74077
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Killington		Land Rear of	51A and 53 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/08/22

**Erection of detached two bedroom dwelling with associated parking, secure bin and cycle storage and amenity space including a retaining wall, fence and railings.**

*Comment*

**Sevenoaks Town Council recommended refusal, unless the Planning Officer is satisfied that:**

- There is no risk that silt runoff will affect watercourses during or after construction
- Appropriate measures are in place to ensure no water runoff from the site into Littlewood, where houses are vulnerable to storm water flooding
- There is no overlooking or loss of amenity to houses in Wickenden Road, or other neighbours

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02194/HOUSE	Samantha Simmons 15/09/202	Cllr Clayton	Harringtons 2006 017327
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Ben Colenso			12 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/08/22

**To demolish the attached timber extension and construct a two storey side extension, a single storey front extension and a single storey rear extension with roof lights. The front dropped kerb will be extended.**

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 5-9-22

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	22/02205/HOUSE	Christopher Park 14/09/2022	Cllr Shea	Anglian Home Improve
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Diggins			115 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/20
<b>Replacement rear conservatory.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0151/2022	Mr James Bickle	Cllr Granville-Baxter	
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs S Holland		Greatness Quarry	Bat and Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/08/22

**Section 73 application to vary conditions 3 (to allow an additional 7 months to complete the approved restoration of the landfill (i.e., by 30 April 2023)) and 10(h) (to update to the timing of works required by the approved Ecological Mitigation Scheme Prescriptions to reflect the amended operational period) of planning permission SE/19/1754.**

*Comment*

**Sevenoaks Town Council recommended approval.**